MIDDLEBURY COLLEGE PROPERTIES

Lot or House Name : **Fertig Lot**

Tax Map Parcel # : Part of 07-19 and 07-21

Middlebury House : #9

Location : East of South Street, Middlebury, VT

Acreage : 106 +- less 5 +- acres in railroad ROW = 101 +-

Grantor(s) : John A. Fletcher

Type of Instrument : Quit Claim Deed

Dated : 11 November 1916

Volume:Page : 38:312

Date Recorded : 23 February 1917

Remarks : Includes:

1. All land (and buildings thereon) leased to Porter Medical Center, Inc. (16.546) acres and 7.74 of the 10.44 acres leased to Helen Porter Nursing Home.

2. Pump house for Golf Course irrigation system.

3. Baseball and softball fields.

About 7 acres north of PMC lease area is subject to Farm Lease ~~to Queenel's Holsteins 6/6/00-4/30/05~~.
See "Farm Leases"
Subject to leases covering 24.286 +- acres and hospital buildings to Porter Medical Center, Inc. and Helen Porter Nursing Home, Inc. (The latter lease includes in addition 2.7 acres of the Gorham Farm):

1. 26 January 1941 - Porter Hospital 8.5 acres (47:402-403), indefinite term with 90 day cancellation option.

2. 2 December 1968 - Porter Hospital 2.77 acres (64:324) -Expires 31 October 1993.

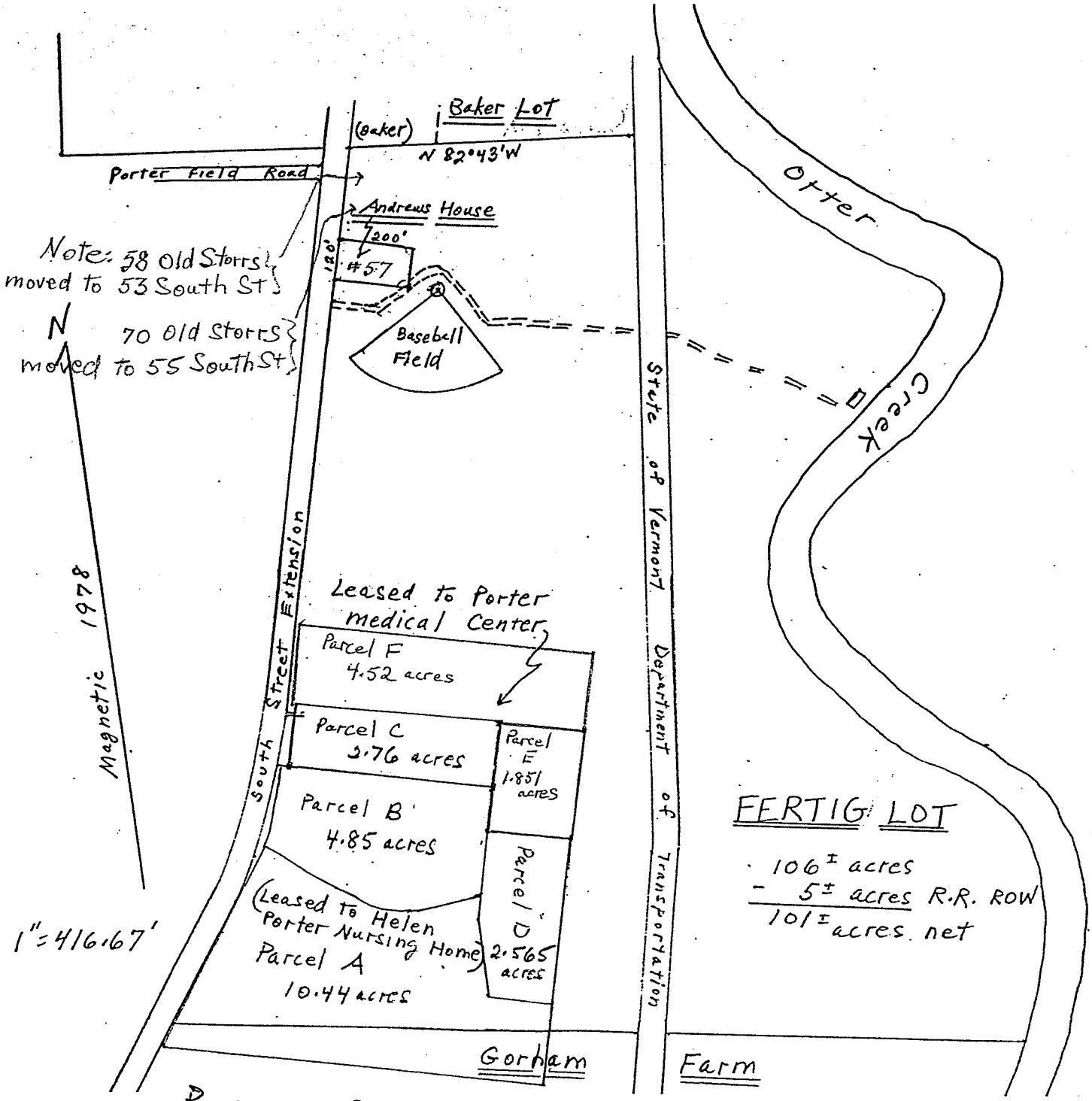
3. 6 September 1979 - Amendment to Lease of 26 January 1941 (90:311-334.)

4. 6 September 1979 - Sublease agreement between Porter Medical Center Inc. and Porter Medical Associates (90:571) - 25 year renewable term.

5. 21 December 1979 - Addendum to Sublease agreement among Porter Medical Center, Inc., Porter Medical Associates, and the College (90:596.)

6. 12 March 1981 - 2nd Amendment to Sublease Agreement (92:246.)

7. 9 March 1992 - 3rd Amendment to Sublease Agreement (141:505) redefines parcel sublet to Porter Medical Associates (parcel D 2.565 acres.)



Post - 26 September 1996

PMC Lease area = 26.986 acres (Fertig 24.286 + Gorham 2.7)

Parcel A	Leased to Helen Porter Nursing Home	10/18/91 (139:746)	- 10.44a.
Parcel B	Leased to Porter Medical Center (PMC)	10/18/91 (141:476)	- 4.85a.
	Sublet to Porter Hospital (PH)	10/18/91 (141:487)	
Parcel C	Leased to PMC	10/18/91 (141:476)	- 2.76a.
	Sublet to Porter Hospital	4/26/96	
Parcel D	Leased to PMC	10/18/91 (141:476)	- 2.565a
	sublet to Porter Medical Associates	3/9/92 (141:505)	
Parcel E	Leased to PMC (Sublet to PH)	9/26/96	- 1.851a.
Parcel F	Leased to PMC (sublet to PH)	9/26/96	- 4.52 a

SWW 9/29/00